076.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,147,700 / 1,147,700
					USE VALUE:	1,147,700 / 1,147,700
					ASSESSED:	1,147,700 / 1,147,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERGUSON SUSAN
Owner 2:	
Owner 3:	
Street 1:	44 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY STEPHEN E/ TRUSTEE -
Owner 2:	FTO REALTY TRUST -
Street 1:	109 BLANCHARD ST
Twn/City:	LAWRENCE
St/Prov:	MA Cntry:
Postal:	01843

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 3018 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	727,700		420,000	1,147,700
Total Card	0.138	727,700		420,000	1,147,700
Total Parcel	0.138	727,700		420,000	1,147,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.34 | /Parcel: 380.3

Legal Description

User Acct 48380

GIS Ref

GIS Ref

Insp Date 06/08/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0007.0

!6362!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,700	0	6,000.	420,000	641,700	641,700	Year End Roll	12/18/2019
2019	101	FV	192,700	0	6,000.	390,000	582,700	582,700	Year End Roll	1/3/2019
2018	101	FV	192,700	0	6,000.	390,000	582,700	582,700	Year End Roll	12/20/2017
2017	101	FV	192,700	0	6,000.	342,000	534,700	534,700	Year End Roll	1/3/2017
2016	101	FV	192,700	0	6,000.	312,000	504,700	504,700	Year End	1/4/2016
2015	101	FV	180,300	0	6,000.	276,000	456,300	456,300	Year End Roll	12/11/2014
2014	101	FV	180,300	0	6,000.	261,000	441,300	441,300	Year End Roll	12/16/2013
2013	101	FV	180,300	0	6,000.	248,400	428,700	428,700		12/13/2012

PRINT

Date	Time
12/10/20	21:09:03

LAST REV

Date	Time
07/16/20	10:37:38

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6362

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY STEPHEN	74681-453		5/15/2020		1,277,000	No	No		
RONZIO ALLAN F,	72989-520		7/25/2019	Change>Sale	646,000	No	No		
	8206-574		1/29/1954	Family		No	No		Marie A Ronzio dod 8/14/1996

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1491	Heat App	15,000					
7/23/2019	1114	Addition	134,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
6/8/2020	Measured	DGM	D Mann
10/30/2018	TTL REFUSAL	CC	Chris C
6/2/2009	Measured	189	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	12									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07752442
Const Adj.:	1.04989493
Adj $ / SQ:	141.411
Other Features:	118558
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762768
Depreciation:	35087
Depreciated Total:	727680

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

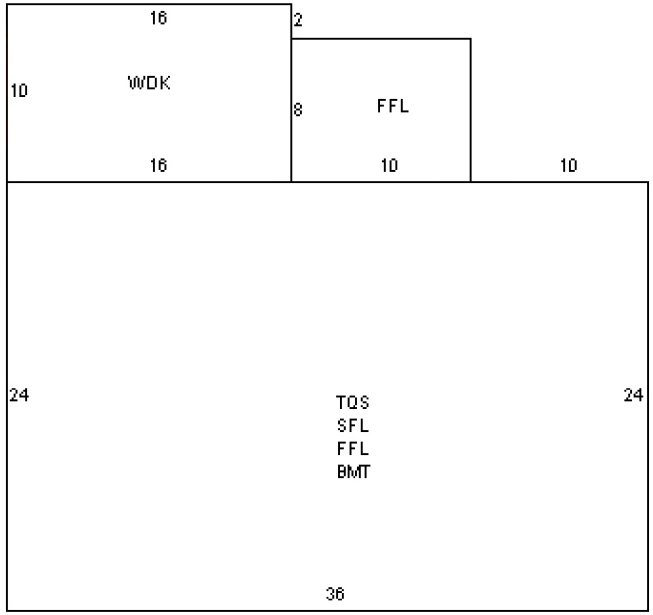
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	206.46
Special Features:	0	Val/Su Net:	209.11
Final Total:	727700	Val/Su SzAd	296.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	944	141.410	133,492
BMT	Basement	864	63.100	54,522
SFL	Second Floor	864	141.410	122,179
TQS	3/4 Story	648	141.410	91,634
WDK	Deck	160	12.860	2,058

Net Sketched Area:	3,480			Total:	403,885
Size Ad	2456	Gross Are	3696	FinArea	3018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	